



Los Angeles County Department of Regional Planning  
320 West Temple Street, Los Angeles, California 90012  
Telephone (213) 974-6433

## PARCEL MAP NO. 061059 – (1)

RPC/HO MEETING DATE  
**10/16/07**

CONTINUE TO

AGENDA ITEM  
**#11**

PUBLIC HEARING DATE  
October 16, 2007

|                                    |                           |   |
|------------------------------------|---------------------------|---|
| <b>APPLICANT</b><br>Tritech Assoc. | <b>OWNER</b><br>Frank Wen | <b>REPRESENTATIVE</b><br>Tritech Assoc. |
|------------------------------------|---------------------------|---|

### REQUEST

Tentative Parcel Map: To create one (1) multi-family lot with five (5) detached condominiums on a 0.68 gross acre site.

### LOCATION/ADDRESS

7909 Arroyo Drive, South San Gabriel  
[APN: 5275-008-017]

### ZONED DISTRICT

South San Gabriel

### COMMUNITY

South San Gabriel

### ACCESS

Arroyo Drive

### EXISTING ZONING

A-1 (Light Agricultural – 5,000 square feet min. required lot area)

### SIZE

0.68 gross acres

### EXISTING LAND USE

Single Family House

### SHAPE

Rectangular

### TOPOGRAPHY

Gently Sloped

### SURROUNDING LAND USES & ZONING

**North:** Single Family Residential and Duplexes / A-1

**East:** Single Family Residential / A-1

**South:** Resurrection Cemetery / City of Montebello

**West:** Single Family Residential and Duplexes / A-1

| GENERAL PLAN                       | DESIGNATION                 | MAXIMUM DENSITY  | CONSISTENCY  |
|------------------------------------|-----------------------------|------------------|--|
| Los Angeles County<br>General Plan | 1 (Low Density Residential) | 4 Dwelling Units | Yes, See discussion of Infill Study<br>below in the "Key Issues" section |

### ENVIRONMENTAL STATUS

A Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. Based on the initial study, it has been determined that the project will not have a significant effect on the environment.

### DESCRIPTION OF SITE PLAN

The tentative tract map and exhibit map dated December 26, 2006, depict one (1) multi-family lot subdivision with five (5) detached condominiums on a 0.68 gross acre parcel of land. The subject property currently contains a single family house that will be removed. The proposed development will be accessed from Arroyo Drive via a 26-foot wide private driveway and fire lane extending into the subject property. The proposed grading for the project is 2,164 cubic yards of cut, and 229 cubic yards of fill. Eight guest parking spaces are proposed.

### KEY ISSUES

- An infill study of the area within 500 feet of the subject property shows that 29 of the parcels within 500 feet have a higher density than that proposed for this project. Furthermore, there are 5 duplexes within the study area, 2 of which have densities that are proportional to the density proposed for this project.

*(If more space is required, use opposite side)*

### TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

|   |                   |                    |
|---|-------------------|--------------------|
| STAFF CONTACT PERSON                    |                   |                    |
| RPC HEARING DATE (S)                    | RPC ACTION DATE   | RPC RECOMMENDATION |
| MEMBERS VOTING AYE                      | MEMBERS VOTING NO | MEMBERS ABSTAINING |
| STAFF RECOMMENDATION (PRIOR TO HEARING) |                   |                    |
| SPEAKERS*                               | PETITIONS         | LETTERS            |
| (O) (F)                                 | (O) (F)           | (O) (F)            |

\*(O) = Opponents (F) = In Favor

## COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

☒ APPROVAL☐ DENIAL☐ No improvements \_\_\_\_\_ 20 Acre Lots \_\_\_\_\_ 10 Acre Lots \_\_\_\_\_ 2½ Acre Lots \_\_\_\_\_ Sect 191.2

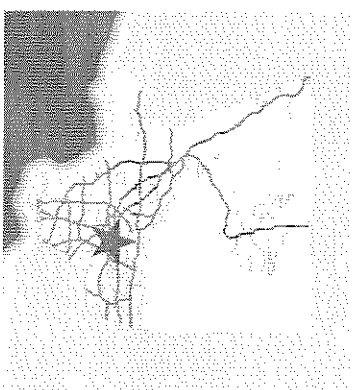
☒ Street improvements \_\_\_\_\_ Paving \_\_\_\_\_ X Curbs and Gutters \_\_\_\_\_ X Street Lights  
    X Street Trees \_\_\_\_\_ Inverted Shoulder \_\_\_\_\_ X Sidewalks \_\_\_\_\_ Off Site Paving \_\_\_\_\_ ft.

☐ Water Mains and Hydrants☐ Drainage Facilities☒ Sewer ☐ Septic Tanks ☒ Other Sidewalks to meet ADA standards.☒ Park Dedication "In-Lieu Fee"

## SPECIAL INDIVIDUAL DEPARTMENT CONCERNS


## ISSUES AND ANALYSIS

The subject property is located within the South San Gabriel Community Standards District ("CSD"). The proposed development conforms to the requirements of the CSD.



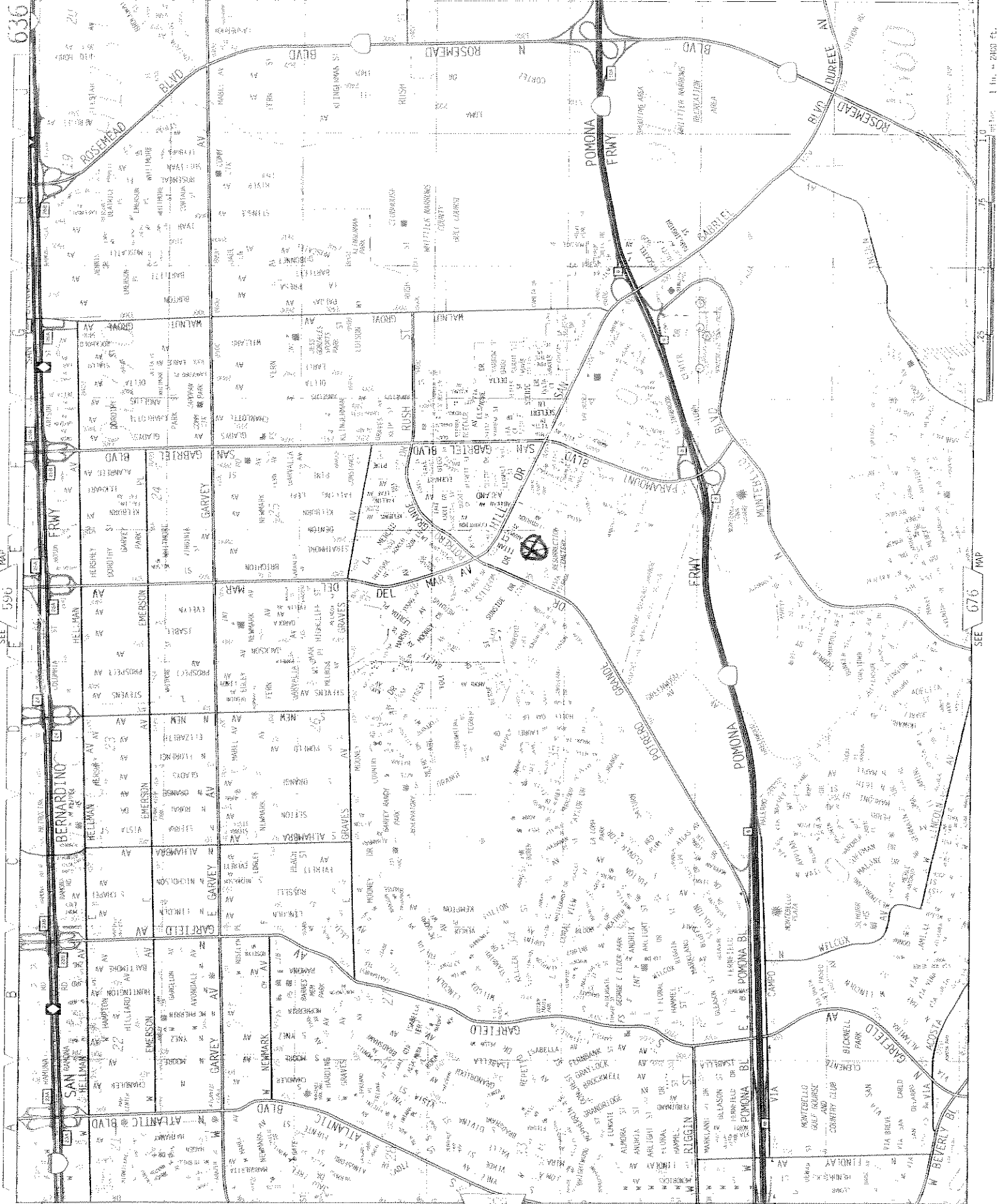
*Note:* This is a static legend, which includes only a portion of legends. To get full legend, please use "Display More Legend List" on the top left side of screen.

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## **TENTATIVE TRACT MAP NO. 061059**

### **STAFF ANALYSIS October 16, 2007 HEARING OFFICER PUBLIC HEARING**

#### **PROJECT OVERVIEW**

The applicant, Frank Wen, proposes to create one multifamily lot with five (5) detached condominiums on a 0.68 gross acre site. The subject property currently contains a single family house which is to be removed.

A Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines.

The proposed development is within the boundaries of the South San Gabriel Community Standards District ("CSD") and is required to comply with all of the land use requirements and development standards imposed by the CSD, as well as those imposed by the existing A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area) Zone.

#### **DESCRIPTION OF PROJECT PROPERTY**

Location: The subject property is located at 7909 Arroyo Drive in the unincorporated community of South San Gabriel. The Assessor's Parcel Number for the subject property is: 5275-008-017.

Physical Features: The subject property is approximately 0.88 gross acres in size. It is rectangular in shape with level topography. The subject property currently contains a single family house, which will be demolished

Access: Arroyo Drive will provide ingress and egress access to all five (5) detached condominiums via a common 26' private driveway and fire lane.

Services: Potable water will be supplied by the San Gabriel Valley Water Company, a public water system, which guarantees water connection and service to all lots. Sewage disposal will be provided by the Los Angeles County Sanitation District #15.

#### **ENTITLEMENTS REQUESTED**

Tract Map: The applicant has requested the approval of Tentative Tract Map No. 061059. The subdivision request is to create multifamily lot with five (5) detached condominiums on a 0.68 gross acre site.

### **EXISTING ZONING**

The project site is zoned A-1. The areas to the north, south, east, and west of the subject property are also zoned A-1.

### **EXISTING LAND USES**

The subject property currently contains a single family dwelling. The property is surrounded by residential development to the north, south, east, and west. This surrounding residential development is mostly characterized by single family dwellings with some duplexes mixed in to the west and north and a large cemetery to the south.

### **PREVIOUS CASE/ZONING HISTORY**

The current A-1 zoning on the property became effective on October 19, 1945 following the adoption of Ordinance Number 5214 which created the Zoned District No. 29 Section 2-E. This Zoned District later became the South San Gabriel Zoned District.

### **GENERAL PLAN CONSISTENCY**

The subject property is depicted in the Urban 1 Low Density Residential Land Use Category (1-6 dwelling units/acre) of the Los Angeles Countywide General Plan ("General Plan"). This category permits a maximum of 4 dwelling units on the .68-gross acre property. The applicant's proposal to create 5 detached condominiums exceeds the density allowed under the Low Density Residential category. However, the General Plan supports concentrated urban development. Specifically, "infill" residential development at "slightly higher" densities may be permitted (i.e., infill parcels designated for a Low Density Residential density may be developed at the Low Medium Residential density of 6-12 dwelling units/acre). To qualify for the higher density, a project must comply with the following criteria:

1. The proposed project will not disrupt sound residential neighborhoods nor adversely affect the character of the established community;
2. The proposed project site is of sufficient size to accommodate design features (setbacks, landscaping, buffering, etc.) necessary to ensure compatibility with surrounding uses;

**Staff Analysis**

3. The proposed project will not overburden existing public services and facilities;
4. The proposed use will not disrupt or adversely impact local traffic and parking conditions; and
5. Compatibility of the proposed project with surrounding uses, in terms of scale, intensity and design, is ensured through specific site plan review.

A total of 29 of the parcels within 500 feet have a higher density than that proposed for this project. Furthermore, there are 5 duplexes within the study area, 2 of which have densities that are proportional to the density proposed for this project. The surrounding residential zoning is A-1. The proposed density would be consistent and compatible with these existing land uses and zoning.

The Housing Element of the General Plan states applicable goals for the provision of housing including (Chapter 8, Pages 3-4):

- A wide range of housing types in sufficient quantity to meet the needs of current and future residents, particularly persons and household with special needs, including but not limited to lower-income households, senior citizens and the homeless.
- A housing supply that ranges broadly enough in price and rent to enable all households, regardless of income, to secure housing.

Other applicable General Plan goals and policies include:

**Land use and urban development pattern**

- Promote the efficient use of land through a more concentrated pattern of urban development, including the focusing of new urban growth into areas of suitable land.
- Promote a balanced mix of dwelling unit types to meet present and future needs, with emphasis on family owned and moderate density dwelling units (twinhomes, townhouses and garden condominiums at garden apartment densities).
- Promote the provision of an adequate supply of housing by location, type and price.

**SOUTH SAN GABRIEL COMMUNITY STANDARDS DISTRICT**

Pursuant to Section 22.44.131 of the Los Angeles County Code ("County Code"), the applicant must meet all applicable development standards of the CSD. At the time of future development, the residences will be subject to plot plan review and must meet the

**Staff Analysis**

development standards of the CSD and the County Code. These also include front yard landscaping and gross structural area.

**PROJECT DESCRIPTION**

Tentative Tract Map No. 061059 and Exhibit Map dated December 26, 2006, depict five (5) detached condominiums on a 0.88 gross acre piece of land. The condominiums are proposed to be located on the west side of the 26 foot wide private driveway and fire lane, running in a line from Arroyo Drive toward the north property line. The rectangular-shaped subject property currently contains a single family house that will be removed. The topography of the site is generally level. A total of 2,378 cubic yards of grading is proposed as part of this project. This total includes 2,164 cubic yards of cut and 229 cubic yards of fill. Therefore, 1,935 cubic yards will be exported off of the subject property.

All five (5) of the detached condominiums will take access from Arroyo Drive via a 26' private driveway and fire lane.

**ENVIRONMENTAL DOCUMENTATION**

A Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

**COUNTY DEPARTMENT AND AGENCY COMMENTS AND RECOMMENDATIONS**

The Los Angeles County Subdivision Committee consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the Tentative Tract Map dated December 26, 2006, and recommends approval of the project with the attached conditions.

**LEGAL NOTIFICATION/COMMUNITY OUTREACH**

On September 12, 2007, hearing notices regarding this proposal were mailed to all property owners as identified on the current Assessor's record within 1,000 feet of the subject property for a total of 426 notices.

The public hearing notice was published in The San Gabriel Valley Tribune newspaper on September 14, 2007 and La Opinion on September 15, 2007. Project materials, including a Tentative Tract Map, Exhibit Map, Land Use Map, and County draft conditions of approval were received at the La Puente Public Library on September 16, 2007. One hearing notice



was posted on the subject property on September 13, 2007.

**CORRESPONDENCE RECEIVED**

At the time of writing, staff has not received any correspondence regarding this case.

**STAFF EVALUATION**

The proposed development is consistent with all applicable provisions of the General Plan and the A-1 Zone. The subject property is surrounded by compatible uses and has access to a County-maintained street. All required public services and necessary infrastructure can be provided for the proposed subdivision.

The proposed development is consistent with existing residential development. The project is located in an urban area and no degradation of natural features is expected. The site has level topography.

Pursuant to Section 21.32.195 of the County Code, one (1) tree is required within the front yard of each residential lot. As one (1) multi family lot with five (5) single-family condominium units is proposed, an additional four (4) trees for a minimum total of five (5) trees is recommended.

**STAFF RECOMMENDATION**

Staff recommends that the Hearing Officer close the public hearing, adopt the negative declaration, and approve Tentative Tract Map No. 061059 with the attached findings and conditions.

**Attachments:**

- Factual
- Thomas Brothers Guide Map Page
- Draft Findings
- Draft Conditions
- Tentative Tract Map No. 061059 and Exhibit Map dated December 26, 2006
- Land Use Map
- GIS-NET Map

SMT:JSH  
10/11/07

COUNTY OF LOS ANGELES  
FINDINGS OF THE HEARING OFFICER  
FOR TENTATIVE PARCEL MAP NO. 061059

1. The Hearing Officer of the County of Los Angeles ("Hearing Officer") has conducted a public hearing on the matter of Tentative Parcel Map No. 061059 on October 16, 2007.
2. Tentative Parcel Map No. 061059 is a request to create one (1) multi-family lot with five (5) detached condominiums on 0.68 gross acres of land.
3. The site is located at 7909 Arroyo Drive in the unincorporated community of South San Gabriel.
4. The subject property is approximately 0.68 gross acres in size. It has a rectangular shape with level topography. The subject property currently contains a single family house that will be removed.
5. The parcel will take access from Arroyo Drive via a 26 foot wide private driveway and fire lane.
6. The project site is zoned A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area).
7. The areas to the north, east, and west of the subject property are also zoned A-1. Resurrection Cemetery, within the Montebello City limits, is located directly south of the subject property.
8. The subject property currently contains a single family house (which is to be removed). The property is surrounded by residential development to the north, east, and west and the cemetery to the south. This surrounding residential development is mostly characterized by single family homes, with some duplexes interspersed to the north and west.
9. The project design complies with the standards of the A-1 zoning classification. Detached residences are permitted in the A-1 zone pursuant to Section 22.24.070 of the Los Angeles County Code ("County Code").
10. The subject property is located within Category 1 (Low Density Residential) of the Los Angeles General Plan. This category allows for a maximum density of 6 dwelling units per gross acre. An infill study of the area within 500 feet of the subject property shows that the average density of this area is 3.86 dwelling units per acre. This study also shows that 29 of the parcels within 500 feet have a higher density than that proposed for this project. Furthermore, there are 5 duplexes within the study area, 2 of which have densities that are proportional to the density proposed for this project. There

are no parcels within 500 feet that contain more than 2 units, so this would be the first condo development in the area with more units than a duplex. Therefore, it seems that this project's density is consistent with the Los Angeles General Plan.

11. The Hearing Officer finds the proposed project is consistent with the goals and policies of the General Plan.
12. At the October 16, 2007 public hearing, the Hearing Officer heard staff presentation and oral testimony from the project representative regarding the proposed development.
13. Pursuant to Section 21.32.195 of the County Code, one (1) tree is required within the front yard of each residential lot. As one (1) multi family lot with five (5) single-family condominium units is proposed, an additional four (4) trees for a minimum total of five (5) trees is required.
14. The site is physically suitable for the density and type of development proposed since it has access to a County-maintained street, will be served by public sewers, and will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs.
15. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map provide adequate protection for any such easements.
16. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
17. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the California Water Code.
18. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.
19. A Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. It was determined that this project will not

exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

THEREFORE, in view of the findings of fact and conclusions presented above, Tentative Tract Map No. 061059 is approved, subject to the attached conditions established by the Hearing Officer and recommended by the Los Angeles County Subdivision Committee.

DRAFT

**DEPARTMENT OF REGIONAL PLANNING  
TENTATIVE TRACT MAP NO. 061059**

**Map Date: December 26, 2007**

**DRAFT CONDITIONS:**

1. Conform to the requirements of Title 21 of the Los Angeles County Code ("County Code"), the requirements of the A-1 zone, and the South San Gabriel Community Standards District.
2. Label the driveway as "Private Driveway and Fire Lane" on the final map.
3. Submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") to the Los Angeles County Department of Regional Planning ("Regional Planning") for review and approval.
4. Post the common driveway as "No Parking" and provide for its continued enforcement in the CC&Rs. Submit a copy of this document to be recorded to Regional Planning prior to final map approval.
5. Lot No. 1 of this map is approved as a condominium project for a total of five (5) detached condominium units whereby the owners of the units of air space will hold an undivided interest in the common areas which will in turn provide the necessary access and utility easements for the units. Place a note on the final map to this effect to the satisfaction of Regional Planning and the Los Angeles County Department of Public Works ("Public Works").
6. Provide in the CC&Rs a method for ensuring that an adequate lighting system along all walkways is constructed within the common areas to the satisfaction of Regional Planning. Submit a copy of the document to be recorded to Regional Planning prior to final map approval.
7. Provide in the CC&Rs a method for the continual maintenance of the common areas, including the driveways and the lighting system along all walkways to the satisfaction of Regional Planning. Submit a copy of the document to be recorded to Regional Planning prior to final map approval.
8. Dedicate the right to restrict vehicular access along the property frontage on Arroyo Drive.
9. In accordance with Section 21.32.195 of the County Code, the Subdivider or successor in interest shall plant or cause to be planted at least one tree of a non-invasive species within the front yard of each residential lot, with additional trees to be planted at a ratio of one tree per each proposed dwelling unit. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to

final map approval, the site/landscaping plan shall be approved by Regional Planning, and a bond shall be posted with Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.

10. Pay the Fish and Game Fee of \$1,850.00 prior to final map recordation.
11. The Subdivider shall defend, indemnify and hold harmless the County of Los Angeles ("County"), its agents, officers, and employees from any claim, action or proceeding against the County or its agents, officers, and employees to attack, set aside, void or annul this parcel map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of the Government Code Section 65499.37 or any other applicable time period. The County shall promptly notify the Subdivider of any claim, action or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly to notify the Subdivider of any claim, action or proceeding, or the County fails to cooperate fully in the defense, the Subdivider shall not thereafter be responsible to defend, indemnity, or hold harmless the County.
12. In the event that any claim, action or proceeding as described above is filed against the County, the Subdivider shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the Subdivider, or the Subdivider's counsel. The Subdivider shall pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the deposit amount, the Subdivider shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to the completion of the litigation.
  - b. At the sole discretion of the Subdivider, the amount of the initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the Subdivider according to the County Code Section 2.170.010.

Except as modified herein above, this approval is subject to all the conditions set forth in the attached reports recommended by the Los Angeles County Subdivision Committee.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
TRACT NO. 061059 (Rev.)

Page 1/3

TENTATIVE MAP DATED 12-26-2006  
EXHIBIT MAP DATED 12-26-2006

The following reports consisting of 9 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
TRACT NO. 061059 (Rev.)

Page 2/3

TENTATIVE MAP DATED 12-26-2006  
EXHIBIT MAP DATED 12-26-2006

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
8. Place standard condominium notes on the final map to the satisfaction of Public Works.
9. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
10. Reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, etc., in documents over the private driveways to the satisfaction of Public Works.
11. Quitclaim or relocate easements running through proposed structures.
12. Remove existing structures prior to final map approval. Demolition permits are required from the Building and Safety office.
13. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
14. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.



TENTATIVE MAP DATED 12-26-2006  
EXHIBIT MAP DATED 12-26-2006

16. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

*HW*  
Prepared by Henry Wong  
tr61059L-rev2.doc

Phone (626) 458-4915

Date 02-15-2007



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION  
SUBDIVISION PLAN CHECKING SECTION  
HYDROLOGY, DRAINAGE, AND GRADING UNIT

TRACT MAP NO. 061059

REVISED TENTATIVE MAP DATED 12/26/06  
EXHIBIT MAP 12/26/06

**DRAINAGE CONDITIONS**

1. Approval of this map pertaining to drainage is recommended.

=====

**GRADING CONDITIONS:**

1. Comply with the requirements of the drainage concept / hydrology study plan which was conceptually approved on 01/29/07 to the satisfaction of Public Works.
2. Specify the status of all the Easements (i.e. Quitclaim, Relocate, Abandon, etc.) and identify all Easement holders.
3. Provide a note declaring the absence, presence or proposed status (protect, encroach, remove) of all oak trees on the site.
4. A grading plan and soil and geology report must be submitted and approved prior to approval of the final map. The grading plans must show and call out the construction of at least all the drainage devices and details, the paved driveways, the elevation and drainage of all pads, and the SUSMP devices. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to the grading plans approval.

By



DIEGO G. RIVERA

Date 01/29/07 Phone (626) 458-4921

EJR

**County of Los Angeles Department of Public Works  
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION  
GEOLOGIC REVIEW SHEET  
900 So. Fremont Ave., Alhambra, CA 91803  
TEL. (626) 458-4925**

**DISTRIBUTION**  
☐ Geologist  
☐ Soils Engineer  
☒ GMED File  
☒ Subdivision

**TENTATIVE TRACT** 61059  
**SUBDIVIDER** Frank Wen  
**ENGINEER** Tritech  
**GEOLOGIST** \_\_\_\_\_  
**SOILS ENGINEER** \_\_\_\_\_

**TENTATIVE MAP DATED** 12-26-06 2nd Revision and Exhibit  
**LOCATION** South San Gabriel

**REPORT DATE** \_\_\_\_\_  
**REPORT DATE** \_\_\_\_\_

☐ **TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:**

- ☐ The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical factors have been properly evaluated.
- ☐ A grading plan must be geotechnically approved by the GMED. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- ☐ All geologic hazards associated with this proposed development must be eliminated,  
or  
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- ☐ A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). \_\_\_\_\_ refer to the Soils Report(s) by \_\_\_\_\_, dated \_\_\_\_\_."
- ☐ The Soils Engineering review dated \_\_\_\_\_ is attached.

☒ **TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:**

- ☐ This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- ☒ The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- ☒ Soils engineering reports may be required prior to approval of building or grading plans.
- ☐ Groundwater is less than 10 feet from the ground surface on lots \_\_\_\_\_
- ☒ The Soils Engineering review dated 1-30-07 is attached.

Prepared by Robert O. Thomas Reviewed by [Signature] Date 01-29-07

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803  
Telephone: (626) 458-4925  
Fax: (626) 458-4913

District Office 6.0  
PCA LX001129  
Sheet 1 of 1

Tentative Tract Map 61059  
Location Arroyo Drive, South San Gabriel  
Developer/Owner Frank Wen  
Engineer/Architect Tritech Associates  
Soils Engineer ---  
Geologist ---

DISTRIBUTION:

☐ Drainage  
☐ Grading  
☐ Geo/Soils Central File  
☐ District Engineer  
☐ Geologist  
☐ Soils Engineer  
☐ Engineer/Architect

Review of:

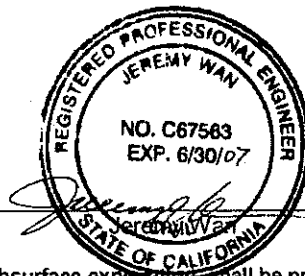
Tentative Tract Map and Exhibit Dated 12/26/06 (rev.)  
Previous Review Sheet Dated 5/19/04

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

1. A soils report may be required for review of a grading or building plan. The report must comply with the provisions of "Manual for Preparation of Geotechnical Reports" prepared by County of Los Angeles, Department of Public Works. The Manual is available on the Internet at the following address: <http://ladpw.org/qmed/manual.pdf>.
2. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.



Prepared by \_\_\_\_\_

Date 1/30/07

**NOTICE:** Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

P:\gmepub\Soils Review\Jeremy\TR 61059, Arroyo Drive, South San Gabriel, TTMA-A\_2.doc

TENTATIVE MAP DATED 12-26-2006  
EXHIBIT MAP DATED 12-26-2006

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Dedicate the right to restrict vehicular access on Arroyo Drive.
2. Dedicate vehicular access rights on Steddom Drive.
3. Close the existing driveway with standard curb, gutter, and full-width sidewalk along the property frontage on Arroyo Drive.
4. Repair any displaced, broken, or damaged curb, gutter, pavement, and sidewalk along the property frontage on Arroyo Drive.
5. Plant street trees along the property frontage on Arroyo Drive.
6. Comply with the following street lighting requirements:
  - a. Provide street lights on concrete poles with underground wiring along the property frontage on Arroyo Drive and Steddom Drive to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
  - b. The proposed development is within an existing Lighting District. For acceptance of street light transfer of billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.
7. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
8. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install separate house laterals to serve each building in the land division.
2. On-site turnaround easement is required, subject to review by Public Works to determine the final locations and requirements.
3. Provide an additional 4 feet sewer easement for the existing on-site sewer to the satisfaction of Public Works.
4. Dedicated sewer easements shall be free from any obstructions and shall provide vehicular access.
5. A sewer area study for the proposed subdivision (PC 11859as, dated 09-15-2005) was reviewed and approved. No additional mitigation measures are required. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.

*HW*  
Prepared by Imelda Ng  
tr61059s-rev2.doc

Phone (626) 458-4921

Date 02-15-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.
3. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
4. Submit landscape and irrigation plans for each multi-family lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

HW

Prepared by Lana Radle/Massoud Esfahani Phone (626) 458-4921 Date 02-07-2007

tr61059w-rev2.doc

# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040



### CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 61059 Map Date December 26, 2006 - Ex. A  
C.U.P. \_\_\_\_\_ Vicinity Monterey Park

- ☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☐ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☐ Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☐ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☐ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: Access as shown on the Exhibit Map is adequate.

By Inspector: Janna Masi Date May 4, 2007

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783

CLEARED FOR PUBLIC HEARING.





# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

### WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 61059 Tentative Map Date December 26, 2006 - Ex. A

Revised Report yes

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☒ The required fire flow for public fire hydrants at this location is 1500 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 2 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is        gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing        gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☒ Fire hydrant requirements are as follows:
- Install 1 public fire hydrant(s). Upgrade existing 1 public fire hydrant(s).
- Install        private on-site fire hydrant(s).
- ☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☒ Location: As per map on file with the office.
- ☐ Other location:
- ☒ All required upgrade and new fire hydrants shall be completed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☐ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☒ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: Fire flow data received from San Gabriel Valley Water Company dated April 9, 2007 is "NOT ADEQUATE". The existing fire hydrant is required to be upgraded to meet current fire department standards and due to the distance from the property line, a new fire hydrant is required as per the previous conditions issued on Feb. 22, 2007.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Janna Masi  Date May 4, 2007



LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # 61059

DRP Map Date: 12/26/2006

SCM Date: / /

Report Date: 02/14/2007

Park Planning Area # 6

WHITTIER NARROWS

Map Type: REV. (REV RECD)

Total Units

5

= Proposed Units

4

+ Exempt Units

1

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

|               |          |
|---------------|----------|
| ACRES:        | 0.04     |
| IN-LIEU FEES: | \$10,664 |

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$10,664 in-lieu fees.

Trails:

No trails.

Comments:

Proposed 5 detached residential condominium units, with credit for 1 existing house to be removed, net density increase of 4 units.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By: James Barber  
James Barber, Advanced Planning Section Head

Supv D 1st  
February 14, 2007 07:01:58  
QMB02F.FRX



# LOS ANGELES COUNTY DEPARTMENT OF PARKS AND RECREATION



## PARK OBLIGATION WORKSHEET

Tentative Map # 61059

DRP Map Date: 12/26/2006

SMC Date: / /

Report Date: 02/14/2007

Park Planning Area # 6

WHITTIER NARROWS

Map Type: REV. (REV RECD)

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P) \text{ people} \times (0.003) \text{ Goal} \times (U) \text{ nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census\*. Assume \* people for detached single-family residences; Assume \* people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume \* people for apartment houses containing five or more dwelling units; Assume \* people for mobile homes.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units  = Proposed Units  + Exempt Units

|                         | People* | Goal<br>3.0 Acres / 1000 People | Number of Units | Acre Obligation |
|-------------------------|---------|---------------------------------|-----------------|-----------------|
| Detached S.F. Units     | 3.65    | 0.0030                          | 4               | 0.04            |
| M.F. < 5 Units          | 2.65    | 0.0030                          | 0               | 0.00            |
| M.F. >= 5 Units         | 2.80    | 0.0030                          | 0               | 0.00            |
| Mobile Units            | 2.32    | 0.0030                          | 0               | 0.00            |
| Exempt Units            |         |                                 | 1               |                 |
| Total Acre Obligation = |         |                                 |                 | 0.04            |

Park Planning Area = 6 WHITTIER NARROWS

| Goal      | Acre Obligation | RLV / Acre | In-Lieu Base Fee |
|-----------|-----------------|------------|------------------|
| @(0.0030) | 0.04            | \$266,599  | \$10,664         |

| Lot #                       | Provided Space | Provided Acres | Credit (%) | Acre Credit | Land |
|-----------------------------|----------------|----------------|------------|-------------|------|
| None                        |                |                |            |             |      |
| Total Provided Acre Credit: |                |                |            | 0.00        |      |

| Acre Obligation | Public Land Crdt. | Priv. Land Crdt. | Net Obligation | RLV / Acre | In-Lieu Fee Due |
|-----------------|-------------------|------------------|----------------|------------|-----------------|
| 0.04            | 0.00              | 0.00             | 0.04           | \$266,599  | \$10,664        |



COUNTY OF LOS ANGELES

# Public Health

**JONATHAN E. FIELDING, M.D., M.P.H.**  
Director and Health Officer

**JOHN F. SCHUNHOFF, Ph.D.**  
Acting Chief Deputy

Environmental Health  
**TERRANCE POWELL, R.E.H.S.**  
Acting Director of Environmental Health

Bureau of Environmental Protection  
Mountain & Rural/Water, Sewage & Subdivision Program  
5050 Commerce Drive, Baldwin Park, CA 91706-1423  
TEL (626)430-5380 · FAX (626)813-3016  
[www.lapublichealth.org/eh/progs/envirp.htm](http://www.lapublichealth.org/eh/progs/envirp.htm)



**BOARD OF SUPERVISORS**

**Gloria Molina**  
First District  
**Yvonne B. Burke**  
Second District

**Zev Yaroslavsky**  
Third District

**Don Knabe**  
Fourth District

**Michael D. Antonovich**  
Fifth District

February 12, 2007

RFS No. 07-0001187

Tract Map No. 061059

Vicinity: Whittier

Tentative Tract Map Date: December 26, 2006 (2<sup>nd</sup> Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Vesting Tentative Tract Map 061059** is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by the **San Gabriel Valley Water Company**, a public water system, which guarantees water connection and service to all lots. The "will serve" letter from the water company has been received and approved.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District #15** as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,

Becky Valenti, E.H.S. IV

Mountain and Rural/Water, Sewage, and Subdivision Program

COUNTY OF LOS ANGELES  
DEPARTMENT OF REGIONAL PLANNING  
320 WEST TEMPLE STREET  
LOS ANGELES, CALIFORNIA 90012

**NEGATIVE DECLARATION**

**PROJECT NUMBER No. 04-148/TR61059**

**1. DESCRIPTION:**

An application for a Tentative Tract Map to construct five new two-story detached condominium units on a 29,632 sf lot and to remove an existing single-family residence and all on-site trees. Each unit will have 2,275 sf of living area with an attached three-car garage, and the entire development will have six on-site open guest parking spaces. A driveway is proposed on the eastern end of the subject site. All existing fencing on-site will be removed and replaced with a new 6' high concrete block wall.

**2. LOCATION:**

7909 Arroyo Drive  
Rosemead, CA 91770

**3. PROPONENT:**

Frank Wen  
1120 S. San Gabriel Blvd., #233  
San Gabriel, CA 91776

**4. FINDINGS OF NO SIGNIFICANT EFFECT:**

**BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.**

**5. LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:**

**THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS NEGATIVE DECLARATION IS BASED IS:  
DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012**

**PREPARED BY:** Impact Analysis Section, Department of Regional Planning

**DATE:** May 20, 2004

**STAFF USE ONLY**

CASES: 04-148  
TR61059



**\*\*\*\*\* INITIAL STUDY \*\*\*\*\***

**COUNTY OF LOS ANGELES  
DEPARTMENT OF REGIONAL PLANNING**

**GENERAL INFORMATION**

I.A. Map Date: 4/5/04 Staff Member: Rick Kuo

Thomas Guide: 636 - E4 USGS Quad: El Monte

Location: 7909 Arroyo Drive, South San Gabriel, CA

Description of Project: An application for a Tentative Tract Map to construct five new two-story detached condominium units on a 29,632 sf lot and to remove an existing single-family residence and all on-site trees. Each unit will have 2,275 sf of living area with an attached three-car garage, and the entire development will have six on-site open guest parking spaces. A driveway is proposed on the eastern end of the subject site. All existing fencing on-site will be removed and replaced with a new 6' high concrete block wall.

Gross Area: 29,632 sf

Environmental Setting: The proposed project site is located in the unincorporated community of South San Gabriel and is fronted to the south by Arroyo Drive. Land uses within 500 feet consist of single-family residences, duplexes, and apartments to the north, west, east, and southeast, Potrero Heights Elementary School to the east, and Resurrection Cemetery to the south. Project site has flat topography.

Zoning: A-1-5000 (Light Agriculture)

General Plan: 1 - Low density residential

Community/Area Wide Plan: South San Gabriel CSD

## Project Number

## 03-295

PM27015/03-039

CP94136

CP93207/ZC93207

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

### Responsible Agencies

☐ None☐ Regional Water Quality Control Board☐ Los Angeles Region

☐ Lahontan Region

☐ Coastal Commission

☐ Army Corps of Engineers

\_\_\_\_\_

### Trustee Agencies

☐ None☐ State Fish and Game☐ State Parks

☐ I have no further comments.

\_\_\_\_\_ *Dr. \_\_\_\_\_*

## Special Reviewing Agencies

☐ None

☐ Santa Monica Mountains Conservancy

☐ National Parks

☐ National Forest

☐ Edwards Air Force Base

☐ Resource Conservation  
District of the Santa Monica  
Mtns.

\_\_\_\_\_

☐ \_\_\_\_\_

\_\_\_\_\_

☐ \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

☐ \_\_\_\_\_

### Regional Significance

☐ None

## SCAG Criteria

☐ Air Quality

☐ Water Resources

☐ Santa Monica Mtns Area

☐ \_\_\_\_\_

### County Reviewing Agencies

☒ Subdivision Committee

☐ DPW: \_\_\_\_\_

☐ Health Services: \_\_\_\_\_

1

□ \_\_\_\_\_

## IMPACT ANALYSIS MATRIX

|           |                          | ANALYSIS SUMMARY (See individual pages for details) |  |                          |                          |  |
|-----------|--------------------------|---|--|--------------------------|--------------------------|--|
| CATEGORY  | FACTOR                   | Pg  | Less than Significant Impact/No Impact               |                          |                          |  |
|           |                          |   | Less than Significant Impact with Project Mitigation |                          | Potential Concern        |  |
|           |                          |   | Potentially Significant Impact                       |                          |                          |  |
|           |                          |   |  |                          |                          |  |
| HAZARDS   | 1. Geotechnical          | 5   | <input checked="" type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/> |  |
|           | 2. Flood                 | 6   | <input checked="" type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/> |  |
|           | 3. Fire                  | 7   | <input checked="" type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/> |  |
|           | 4. Noise                 | 8   | <input checked="" type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/> |  |
| RESOURCES | 1. Water Quality         | 9   | <input checked="" type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/> |  |
|           | 2. Air Quality           | 10  | <input checked="" type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/> |  |
|           | 3. Biota                 | 11  | <input checked="" type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/> |  |
|           | 4. Cultural Resources    | 12  | <input checked="" type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/> |  |
|           | 5. Mineral Resources     | 13  | <input checked="" type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/> |  |
|           | 6. Agriculture Resources | 14  | <input checked="" type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/> |  |
|           | 7. Visual Qualities      | 15  | <input checked="" type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/> |  |
| SERVICES  | 1. Traffic/Access        | 16  | <input checked="" type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/> |  |
|           | 2. Sewage Disposal       | 17  | <input checked="" type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/> |  |
|           | 3. Education             | 18  | <input checked="" type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/> |  |
|           | 4. Fire/Sheriff          | 19  | <input checked="" type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/> |  |
|           | 5. Utilities             | 20  | <input checked="" type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/> |  |
| OTHER     | 1. General               | 21  | <input checked="" type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/> |  |
|           | 2. Environmental Safety  | 22  | <input checked="" type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/> |  |
|           | 3. Land Use              | 23  | <input checked="" type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/> |  |
|           | 4. Pop./Hous./Emp./Rec.  | 24  | <input checked="" type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/> |  |
|           | Mandatory Findings       | 25  | <input checked="" type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/> |  |

### DEVELOPMENT MONITORING SYSTEM (DMS) \*

As required by the Los Angeles County General Plan, DMS shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

- Development Policy Map Designation: 2 - Conservation/maintenance
- ☐ Yes ☒ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☐ Check if DMS printout generated (attached)

Date of printout: \_\_\_\_\_

☐ Check if DMS overview worksheet completed (attached)

\*EIRs and/or staff reports shall utilize the most current DMS information available.



## Environmental Finding:

**FINAL DETERMINATION:** On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

☒ **NEGATIVE DECLARATION**, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

☐ **MITIGATED NEGATIVE DECLARATION**, inasmuch as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

☐ **ENVIRONMENTAL IMPACT REPORT\***, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant."

☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: *Rick Kwo* Date: *25 May 2004*

Approved by: *Daryl Kontnik* Date: *25 May 2004*

☒ This proposed project is exempt from Fish and Game CEQA filing fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

☐ Determination appealed--see attached sheet.

\*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

## HAZARDS - 1. Geotechnical

### SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?  
(State of CA Special Studies Zones Map and Seismic Hazard Zones Map - El Monte Quad).
- b. ☐ ☒ ☐ Is the project site located in an area containing a major landslide(s)?  
(State of CA Seismic Hazard Zones Map - El Monte Quad).
- c. ☐ ☒ ☐ Is the project site located in an area having high slope instability?  
\_\_\_\_\_
- d. ☐ ☒ ☐ Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?  
(State of CA Seismic Hazard Zones Map - El Monte Quad).
- e. ☐ ☒ ☐ Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?  
\_\_\_\_\_
- f. ☐ ☒ ☐ Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%?  
2,378 cubic yards of grading proposed.
- g. ☐ ☒ ☐ Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?  
\_\_\_\_\_
- h. ☐ ☐ ☐ Other factors? \_\_\_\_\_

### STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 C Sections 308B, 309, 310 and 311 and Chapters 29 and 70.

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Approval of Geotechnical Report by DPW

Comply with all Subdivision Committee's conditions from Department of Public Works.

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

## HAZARDS - 2. Flood

### SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?  
(USGS El Monte Quad Sheet).
- b. ☐ ☒ ☐ Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?  
One-half mile from Whittier Narrows Dam (LA County Safety Element - Landslide Inventory Map).
- c. ☐ ☒ ☐ Is the project site located in or subject to high mudflow conditions?  
\_\_\_\_\_
- d. ☐ ☒ ☐ Could the project contribute or be subject to high erosion and debris deposition from run off?  
\_\_\_\_\_
- e. ☐ ☒ ☐ Would the project substantially alter the existing drainage pattern of the site or area?  
\_\_\_\_\_
- f. ☐ ☐ ☐ Other factors (e.g., dam failure)? \_\_\_\_\_

### STANDARD CODE REQUIREMENTS

- ☐ Building Ordinance No. 2225 C Section 308A ☐ Ordinance No. 12,114 (Floodways)  
☒ Approval of Drainage Concept by DPW

### ☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design

Comply with all Subdivision Committee's conditions from Department of Public Works.

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

### HAZARDS - 3. Fire

#### SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?  
(LA County Safety Element - Wildland and Urban Fire Hazards Map).
- b. ☐ ☒ ☐ Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, surface materials, turnarounds or grade?  
\_\_\_\_\_
- c. ☐ ☒ ☐ Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? \_\_\_\_\_
- d. ☐ ☒ ☐ Is the project site located in an area having inadequate water and pressure to meet fire flow standards? \_\_\_\_\_
- e. ☐ ☒ ☐ Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?  
One mile from a natural gas transmission line (LA County Safety Element - Wildland and Urban Fire Hazards Map).
- f. ☐ ☒ ☐ Does the proposed use constitute a potentially dangerous fire hazard?  
\_\_\_\_\_
- g. ☐ ☐ ☐ Other factors? \_\_\_\_\_

#### STANDARD CODE REQUIREMENTS

- ☐ Water Ordinance No. 7834 ☐ Fire Ordinance No. 2947 ☐ Fire Regulation No. 8
- ☐ Fuel Modification/Landscape Plan
- ☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS
- ☐ Project Design ☐ Compatible Use

Comply with all Subdivision Committee's conditions from Department of Public Works.

#### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

## HAZARDS - 4. Noise

### SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site located near a high noise source (airports, railroads, freeways, industry)?  
\_\_\_\_\_
- b. ☐ ☒ ☐ Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?  
Potrero Heights Elementary School is 600' to the east.
- c. ☐ ☒ ☐ Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?  
\_\_\_\_\_
- d. ☐ ☐ ☒ Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?  
Temporary construction noise.
- e. ☐ ☐ ☐ Other factors? \_\_\_\_\_  
\_\_\_\_\_

### STANDARD CODE REQUIREMENTS

- ☒ Noise Ordinance No. 11,778 ☐ Building Ordinance No. 2225--Chapter 35

### ☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design ☒ Compatible Use
- \_\_\_\_\_

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

## RESOURCES - 1. Water Quality

### SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site located in an area having known water quality problems and proposing the use of individual water wells?  
Public water service available.
- b. ☐ ☒ ☐ Will the proposed project require the use of a private sewage disposal system?  
\_\_\_\_\_
- ☐ ☐ ☐ If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course?  
\_\_\_\_\_
- c. ☐ ☒ ☐ Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?  
\_\_\_\_\_
- d. ☐ ☒ ☐ Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?  
\_\_\_\_\_
- e. ☐ ☐ ☐ Other factors? \_\_\_\_\_  
\_\_\_\_\_

### STANDARD CODE REQUIREMENTS

☐ Industrial Waste Permit ☐ Health Code Ordinance No. 7583, Chapter 5

☐ Plumbing Code Ordinance No. 2269 ☒ NPDES Permit Compliance (DPW)

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **water quality** problems?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

## RESOURCES - 2. Air Quality

### SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure, or exceed AQMD thresholds of potential significance?
- 
- b. ☐ ☒ ☐ Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
- 
- c. ☐ ☒ ☐ Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions?
- 
- d. ☐ ☒ ☐ Would the project conflict with or obstruct implementation of the applicable air quality plan?
- 
- e. ☐ ☒ ☐ Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- 
- f. ☐ ☒ ☐ Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
- 
- g. ☐ ☐ ☐ Other factors: \_\_\_\_\_

### STANDARD CODE REQUIREMENTS

☐ Health and Safety Code Section 40506

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Project Design

☐ Air Quality Report

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **air quality**?

☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

### RESOURCES - 3. Biota

#### SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?  
One mile northwest of SEA #42 - Whittier Narrows Dam Recreation Area (LA County SEA Map).
- b. ☐ ☒ ☐ Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?  
\_\_\_\_\_
- c. ☐ ☒ ☐ Is a major drainage course, as identified on USGS quad sheets by a blue, dashed line, located on the project site?  
(USGS El Monte Quad Sheet).
- d. ☐ ☒ ☐ Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)?  
\_\_\_\_\_
- e. ☐ ☒ ☐ Does the project site contain oak or other unique native trees (specify kinds of trees)?  
\_\_\_\_\_
- f. ☐ ☒ ☐ Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?  
\_\_\_\_\_
- g. ☐ ☐ ☐ Other factors (e.g., wildlife corridor, adjacent open space linkage)? \_\_\_\_\_

#### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size      ☐ Project Design      ☐ Oak Tree Permit      ☐ ERB/SEATAC Review

#### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **biotic resources**?

☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact



## RESOURCES - 4. Archaeological / Historical / Paleontological

### SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity?  
(USGS El Monte Quad Sheet).
- b. ☐ ☒ ☐ Does the project site contain rock formations indicating potential paleontological resources?  
\_\_\_\_\_
- c. ☐ ☒ ☐ Does the project site contain known historic structures or sites?  
\_\_\_\_\_
- d. ☐ ☒ ☐ Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?  
\_\_\_\_\_
- e. ☐ ☒ ☐ Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?  
\_\_\_\_\_
- f. ☐ ☐ ☐ Other factors? \_\_\_\_\_  
\_\_\_\_\_

### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size      ☐ Project Design      ☐ Phase I Archaeology Report

\_\_\_\_\_

\_\_\_\_\_

### CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

## RESOURCES - 5. Mineral Resources

### SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- \_\_\_\_\_
- b. ☐ ☒ ☐ Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
- \_\_\_\_\_
- c. ☐ ☐ ☐ Other factors? \_\_\_\_\_

### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

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### CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

## RESOURCES - 6. Agriculture Resources

### SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- \_\_\_\_\_
- b. ☐ ☒ ☐ Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
- \_\_\_\_\_
- c. ☐ ☒ ☐ Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
- \_\_\_\_\_
- d. ☐ ☐ ☐ Other factors? \_\_\_\_\_
- \_\_\_\_\_

### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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### CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

## RESOURCES - 7. Visual Qualities

### SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?  
\_\_\_\_\_
- b. ☐ ☒ ☐ Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?  
\_\_\_\_\_
- c. ☐ ☒ ☐ Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features? \_\_\_\_\_  
\_\_\_\_\_
- d. ☐ ☒ ☐ Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?  
\_\_\_\_\_
- e. ☐ ☒ ☐ Is the project likely to create substantial sun shadow, light or glare problems?  
\_\_\_\_\_
- f. ☐ ☐ ☐ Other factors (e.g., grading or land form alteration): \_\_\_\_\_  
\_\_\_\_\_

### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size      ☐ Project Design      ☐ Visual Report      ☐ Compatible Use

\_\_\_\_\_

\_\_\_\_\_

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **scenic** qualities?

☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

## SERVICES - 1. Traffic/Access

### SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?  
\_\_\_\_\_
- b. ☐ ☒ ☐ Will the project result in any hazardous traffic conditions?  
\_\_\_\_\_
- c. ☐ ☒ ☐ Will the project result in parking problems with a subsequent impact on traffic conditions?  
\_\_\_\_\_
- d. ☐ ☒ ☐ Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?  
\_\_\_\_\_
- e. ☐ ☒ ☐ Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?  
\_\_\_\_\_
- f. ☐ ☒ ☐ Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?  
\_\_\_\_\_
- g. ☐ ☐ ☐ Other factors? \_\_\_\_\_  
\_\_\_\_\_

### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Project Design    ☐ Traffic Report    ☐ Consultation with Traffic & Lighting Division

\_\_\_\_\_

\_\_\_\_\_

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **traffic/access** factors?

☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

## SERVICES - 2. Sewage Disposal

### SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ If served by a community sewage system, could the project create capacity problems at the treatment plant?

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- b. ☐ ☒ ☐ Could the project create capacity problems in the sewer lines serving the project site?

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- c. ☐ ☐ ☐ Other factors? \_\_\_\_\_

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### STANDARD CODE REQUIREMENTS

☐ Sanitary Sewers and Industrial Waste Ordinance No. 6130

☐ Plumbing Code Ordinance No. 2269

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

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### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

### SERVICES - 3. Education

#### SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Could the project create capacity problems at the district level?  
Served by Montebello Unified School District.
- b. ☐ ☒ ☐ Could the project create capacity problems at individual schools which will serve the project site?  
\_\_\_\_\_
- c. ☐ ☒ ☐ Could the project create student transportation problems?  
\_\_\_\_\_
- d. ☐ ☒ ☐ Could the project create substantial library impacts due to increased population and demand?  
\_\_\_\_\_
- e. ☐ ☐ ☐ Other factors? \_\_\_\_\_

#### ☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Site Dedication      ☒ Government Code Section 65995      ☒ Library Facilities Mitigation Fee

\_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_

#### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

#### SERVICES - 4. Fire/Sheriff Services

##### SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?

Nearest fire station is 2 miles away at 2644 San Gabriel Blvd., Rosemead, CA.

- b. ☐ ☒ ☐ Are there any special fire or law enforcement problems associated with the project or the general area?

Nearest Sheriff's station is 5.5 miles away at 8838 Las Tunas Drive, Temple City, CA.

- c. ☐ ☐ ☐ Other factors? \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Fire Mitigation Fees

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

##### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact



## SERVICES - 5. Utilities/Other Services

### SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?  
\_\_\_\_\_
- b. ☐ ☒ ☐ Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?  
\_\_\_\_\_
- c. ☐ ☒ ☐ Could the project create problems with providing utility services, such as electricity, gas, or propane?  
\_\_\_\_\_
- d. ☐ ☒ ☐ Are there any other known service problem areas (e.g., solid waste)?  
\_\_\_\_\_
- e. ☐ ☒ ☐ Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?  
\_\_\_\_\_
- f. ☐ ☐ ☐ Other factors? \_\_\_\_\_  
\_\_\_\_\_

### STANDARD CODE REQUIREMENTS

☐ Plumbing Code Ordinance No. 2269 ☐ Water Code Ordinance No. 7834

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

\_\_\_\_\_

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities/services**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

## OTHER FACTORS - 1. General

### SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Will the project result in an inefficient use of energy resources?  
\_\_\_\_\_
- b. ☐ ☒ ☐ Will the project result in a major change in the patterns, scale, or character of the general area or community?  
\_\_\_\_\_
- c. ☐ ☒ ☐ Will the project result in a significant reduction in the amount of agricultural land?  
\_\_\_\_\_
- d. ☐ ☐ ☐ Other factors? \_\_\_\_\_  
\_\_\_\_\_

### STANDARD CODE REQUIREMENTS

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot size ☐ Project Design ☐ Compatible Use

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors? \_\_\_\_\_  
\_\_\_\_\_

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

## OTHER FACTORS - 2. Environmental Safety

### SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Are any hazardous materials used, transported, produced, handled, or stored on-site?  
\_\_\_\_\_
- b. ☐ ☒ ☐ Are any pressurized tanks to be used or any hazardous wastes stored on-site?  
\_\_\_\_\_
- c. ☐ ☒ ☐ Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?  
\_\_\_\_\_
- d. ☐ ☒ ☐ Have there been previous uses which indicate residual soil toxicity of the site?  
\_\_\_\_\_
- e. ☐ ☒ ☐ Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?  
\_\_\_\_\_
- f. ☐ ☒ ☐ Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?  
\_\_\_\_\_
- g. ☐ ☒ ☐ Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?  
\_\_\_\_\_
- h. ☐ ☒ ☐ Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?  
\_\_\_\_\_
- i. ☐ ☒ ☐ Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?  
\_\_\_\_\_
- j. ☐ ☐ ☐ Other factors? \_\_\_\_\_

### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Toxic Clean up Plan

### CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

### OTHER FACTORS - 3. Land Use

#### SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Can the project be found to be inconsistent with the plan designation(s) of the subject property?  
\_\_\_\_\_
- b. ☐ ☒ ☐ Can the project be found to be inconsistent with the zoning designation of the subject property?  
\_\_\_\_\_
- c. Can the project be found to be inconsistent with the following applicable land use criteria:
- ☐ ☒ ☐ Hillside Management Criteria?
- ☐ ☒ ☐ SEA Conformance Criteria?
- ☐ ☐ ☐ Other? \_\_\_\_\_
- d. ☐ ☒ ☐ Would the project physically divide an established community?  
\_\_\_\_\_
- e. ☐ ☐ ☐ Other factors? \_\_\_\_\_  
\_\_\_\_\_

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

#### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

**OTHER FACTORS - 4. Population/Housing/Employment/Recreation**

**SETTING/IMPACTS**

- Yes No Maybe
- a. ☐ ☒ ☐ Could the project cumulatively exceed official regional or local population projections?
- 
- b. ☐ ☒ ☐ Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
- 
- c. ☐ ☒ ☐ Could the project displace existing housing, especially affordable housing?
- 
- d. ☐ ☒ ☐ Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
- 
- e. ☐ ☒ ☐ Could the project require new or expanded recreational facilities for future residents?
- 
- f. ☐ ☒ ☐ Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
- 
- g. ☐ ☐ ☐ Other factors? \_\_\_\_\_
- 

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

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**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

## MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

- Yes No Maybe
- a. ☐ ☒ ☐ Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
- \_\_\_\_\_
- b. ☐ ☒ ☐ Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
- \_\_\_\_\_
- c. ☐ ☒ ☐ Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?
- \_\_\_\_\_

## CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact